

PLANNING COMMISSION AGENDA (Draft)

March 25, 2014

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: February 25, 2014

I. PUBLIC HEARINGS

1. CAPITAL PARK AT SEVENTY TWO SUBDIVISION
2. D1 HUNTSVILLE CAMPUS; R/S OF LOT 2 (MINOR)
3. GRAYSON PLACE PHASE 3 AT SANCTUARY COVE; R/S OF TRACT ONE OF GRAYSON PLACE PART B AT SANCTUARY COVE A R/S OF TRACT 1 OF GRAYSON PLACE AT SANCTUARY COVE AND A R/S OF R/S OF LOT 6 OF SANCTUARY COVE
4. HARBOR SUBDIVISION PHASE 2
5. IREDELL PHASE 2 (WITHDRAWN)
6. OLD COVE PHASE 3 AT MCMULLEN COVE
7. OVERLAND COVE PHASE 2; R/S OF TRACT A OF OVERLAND COVE
8. REGENCY RETIREMENT VILLAGE SKILLED NURSING; R/S OF LOTS 6 & 8, BLOCK 2 OF AMHURST PHASE VI (MINOR)
9. SANCTUARY COVE 4TH ADDITION (WITHDRAWN)
10. SOUTHGATE PHASE 2 (WITHDRAWN)
11. WALNUT COVE II, PHASE 3 AT LAKE FOREST
12. WILSON COVE PHASE 1 (WITHDRAWN)
13. **LOCATION, CHARACTER, & EXTENT**
 - (a) EVERYBODY CAN PLAY PLAYGROUND SIGN (#808)
 - (b) HUNTSVILLE HIGH SCHOOL BASEBALL FIELD RENOVATIONS (#810)
14. **ZONING**
 - (a) COOPER ANNEXATION ZONING (1403)
 - (b) HILEY ANNEXATION ZONING (1404)
 - (c) PICKRELL ANNEXATION ZONING (1405)
 - (d) TIBBS ANNEXATION ZONING (1406)

II. SUBDIVISIONS

1. D1 HUNTSVILLE CAMPUS; R/S OF LOT 2 (MINOR)

Layout (2 lots)

Developer: WB Sports of Huntsville, LLC

Surveyor: 4 Site, Inc

Located: Southeast City, south of Four Mile Post and west of Bailey Cove Road

2. GRAYSON PLACE PHASE 3 AT SANCTUARY COVE; R/S OF TRACT ONE OF GRAYSON PLACE PART B AT SANCTUARY COVE A R/S OF TRACT 1 OF GRAYSON PLACE AT SANCTUARY COVE AND A R/S OF R/S OF LOT 6 OF SANCTUARY COVE

Preliminary (47 lots)

Developer: Jeff Benton Development, Inc

Engineer: Smith Engineering

Located: Southeast City, south of Taylor Road and east of Old Big Cove Road

3. HARBOR SUBDIVISION PHASE 2

Layout (2 lots) Developer: T. Munoz
Preliminary (2 lots) Engineer: Mullins, LLC

Located: Northeast City, west of North Memorial Parkway and south of Bob Wade Lane

Waiver: sidewalk, curb and gutter around cul de sac

4. OLD COVE PHASE 3 AT MCMULLEN COVE

Relayout (7 lots) Developer: ESDI, Inc.
Repreliminary (7 lots) Engineer: Smith Engineering

Located: Southeast City, north of Little Cove Road and east of McMullen Lane

5. OVERLAND COVE PHASE 2; R/S OF TRACT A OF OVERLAND COVE

Relayout (71 lots) Developer: Diltina Development, Inc.
Repreliminary (71 lots) Engineer: 4-Site

Located: Northwest city, north of Plummer Road and east of Indian Creek Road

6. REGENCY RETIREMENT VILLAGE SKILLED NURSING; R/S OF LOTS 6 & 8, BLOCK 2 OF AMHURST PHASE VI (MINOR)

Relayout (3 lots) Developer: Huntsville Investors, LLC
Final (3 lots) Surveyor: 4-Site

Located: Northwest City; east of Blue Spring Road and north of Max Luther Drive

7. STONEGATE SUBDIVISION PHASE V; R/S OF TRACT A OF STONEGATE PHASE 4, R/S OF LOTS 15-18 AND COMMON AREA "A", STONEGATE PHASE 2; A R/S OF PART OF LOT 1 VILLAGE OF STONEGATE AND OTHER LANDS

Final (10 lots) Developer: Stoneridge Homes, Inc.
 Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Harbin Road and east of Wall Triana Hwy

8. WALNUT COVE II, PHASE 3 AT LAKE FOREST

Layout (10 lots) Developer: Smart Living, LLC
Preliminary (10 lots) Engineer: Mullins LLC
Final (10 lots)

Located: Southwest City, west of Zierdt Road and south of Martin Road

III. LOCATION, CHARACTER, & EXTENT

1. EVERYBODY CAN PLAY PLAYGROUND SIGN (#808)

Developer: COH

Located: Southwest City; north of Drake Avenue and east of Ivy Avenue

2. HUNTSVILLE HIGH SCHOOL BASEBALL FIELD RENOVATIONS (#810)

Developer: HCS

Architect: Fuqua and Partners

Located: Southwest City; north of Bob Wallace Avenue and west of Billie Watkins Street

IV. ZONING

1. COOPER ANNEXATION ZONING (1403)

Located: West of Highway 431 South and on the north side of Plainview Drive

Proposed Zoning: Residence 1-A District (0.71 acres)

2. HILEY ANNEXATION ZONING (1404)

Located: On the north side of Highway 72 West and east of Jeff Road

Proposed Zoning: Highway Business C-4 District (13.10 acres)

3. PICKRELL ANNEXATION ZONING (1405)

Located: On the west side of Christopher Drive and north of Highway 72 West

Proposed Zoning: Residence 2-A District (3.10 acres)

4. TIBBS ANNEXATION ZONING (1406)

Located: On the west side of Nick Fitchard Road and west of Research Park Boulevard

Proposed Zoning: Neighborhood Business C-1 District (2.03 acres)

5. ZONING ORDINANCE AMENDMENT: RESIDENCE 2-B DISTRICT REGULATIONS-Amends Zoning Ordinance Article 15 – Residence 2-B District Regulations to add single family attached dwellings as a permitted use.

6. ZONING ORDINANCE AMENDMENT: NON-CONFORMING LOTS OF RECORD-Amends Zoning Ordinance Article 74 – Non-Conforming Lots: Non-Conforming Uses of Land; Non-Conforming Structures; and Non-Conforming Uses of Structures and Premises – Section 74.1 – Non-Conforming Lots of Record to add definitions and to amend and add regulations concerning non-conforming lots of record and unified lots.

V. INVOCATION/EXTENSION OF BONDS

1. Cypress Gardens at Lake Forest
2. Chase Creek Park III Part B, R/S
3. Grande Highlands Estates: R/S
4. Pavilion II Subdivision
5. Legendwood Subdivision Phase 4: R/S
6. Clayton Cove

7. Nature's Landing at The Reserve Phase 3: R/S
8. The Cottages at Indian Lake: R/S
9. The Village at Overland Cove
10. Green Way Park